

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
S/S Rexis Avenue, 1700 ft. SW of * ZONING COMMISSIONER
c/l Cowenton Avenue
9065 Rexis Avenue * OF BALTIMORE COUNTY
11th Election District
6th Councilmanic District * Case No. 96-143-A
Lonnie S. Pass
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Lonnie S. Pass for that property known as 9065 Rexis Avenue in the White Marsh section of Baltimore County. The Petitioner herein seeks a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a garage in the front yard in lieu of the rear yard with a height of 21 ft. in lieu of the required 15 ft., all as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date

By


11/2/95
M. B. B. B.

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of November, 1995 that the Petition for a Zoning Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a garage in the front yard in lieu of the rear yard with a height of 21 ft. in lieu of the required 15 ft., in a D.R.3.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 6, 1995

Ms. Lonnie S. Pass
9065 Rexis Avenue
Baltimore, Maryland 21128

RE: Petition for Administrative Variance
Case No. 96-143-A
Property: 9065 Rexis Avenue

Dear Ms. Pass:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9065 REXIS AVE.

96-143-A

which is presently zoned DR 3.5 H

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3, BCZR

To allow a garage in the front in lieu of the rear yard and with a height of 21 feet in lieu of the required 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Do to the location of the residence, the well, and the septic system to the rear of the lot, there is no room for the garage.

The house has no basement, I would like to use the upper floor of the garage for storage and a work bench.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

Lonnie S. Pass
(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

(Type or Print Name)

0965 REXIS AVE. 256-5438
Address Phone No.

Baltimore, MD. 21128

City State Zipcode
Name, Address and phone number of representative to be contacted

Signature

Address

Phone No

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T. DATE: 10-3-95

ESTIMATED POSTING DATE: 10-23-95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 145

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9065 Rexis Ave
address

Baltimore, MD. 21128
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Do to the location of the residence, the well and the
septic system there is no room for the garage at the rear
of the house.

The house has no basement, I would like to use the upper
floor of the garage for storage and a work bench.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

(type or print name)



(signature)

Lonnie Pass
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30 day of September, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Lonnie Eugene Pass

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

9-30-95

NOTARY PUBLIC

My Commission Expires:

MY COMMISSION EXPIRES MARCH 10, 1997

ZONING DESCRIPTION FOR:

96-143-A

9065 REXIS AVENUE

PERRY HALL, MD. 21128

Beginning at a point on the southeast side of Rexas Avenue which is 20 ft. wide at a distance of 1700 feet southwest of the centerline of Cowenton Avenue which is 30 ft. wide.

As recorded in Deed, Liber 9067, Folio 25 ; S 41 deg. 00 min. E , 416.25 ft.;

N 71 deg.18 min. W, 217.98 ft ; N 41deg. 00 min.W, 230.16 ft ; N 50 deg. 05 min. E,

110.00 ft, bordering said Right of Way of Rexas Avenue to the place of beginning, containing .80

Acres. Also known as 9065 Rexas Avenue and located in the 11th Election District, 6 th.

Councilmanic District.

ITEM # 145

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-143-17

District: 11th

Date of Posting: 10/14/95

Posted for: Varianco

Petitioner: Louise S. Pass

Location of property: 9065 Reids Hwy, Sts

Location of Sign: Teeling Road Wey. on Property being Zoned

Remarks: _____

Posted by: M. H. H. H.

Signature

Date of return: 10/20/95

Number of Signs: 1

APPROVED BY: _____

ITEM # 145 R.T.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

007808

DATE 10-3-95 ACCOUNT R-001-6150

96-143-A AMOUNT \$ 85.00

RECEIVED 010 - VARIANCE - \$ 50.00
FROM: OSG - SIGN - \$ 35.00

TOTAL = \$ 85.00

FOR: ADMIN. VAR.

03A03#0207MICHRD

\$85.00

9065 REXIS AVE. 1009458AM10-03-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 145

Petitioner: Lonnie S. Pass

Location: 9065 REXIS AVE. BALTIMORE, MD. 21128

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Lonnie S. Pass

ADDRESS: 9065 REXIS AVE. BALTIMORE, MD. 21120

PHONE NUMBER: 256-5438

AJ:ggS

(Revised 04/09/93)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 12, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

COPY

Re: CASE NUMBER: 96-143-A (Item 145)
9065 Rexis Avenue
S/S Rexis Avenue, 1700' SW of c/l Cowenton Avenue
11th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before October 15, 1995. The closing date (October 30, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Lonnie S. Pass





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1995

Mr. Lonnie S. Pass
9065 Rexis Avenue
Baltimore, MD 21128

RE: Item No.: 145
Case No.: 96-143-A
Petitioner: L. S. Pass

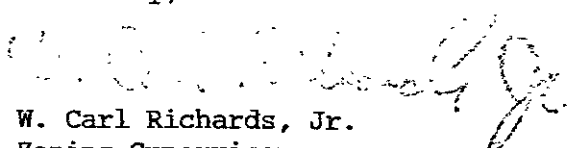
Dear Mr. Pass:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 3, 1995

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 20, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, ^{RWB/DK}P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for October 23, 1995
Item 145

The Development Plans Review Division has reviewed the subject zoning item. Raxis Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 12, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 145, 148 and 150

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-16-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 145 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

microFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/18/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 145, 147, 148, 149,
150 and 151. 5

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



D.R. 3.5
H1

D.R. 2
H

D.R. 3.5
H1

REXIS AVE.

D.R. 3.5
H

SITE

D.R. 2
H

ITEM #145

NE 10-H

SCALE

1" = 200' ±

LOCATION

PERRY HALL

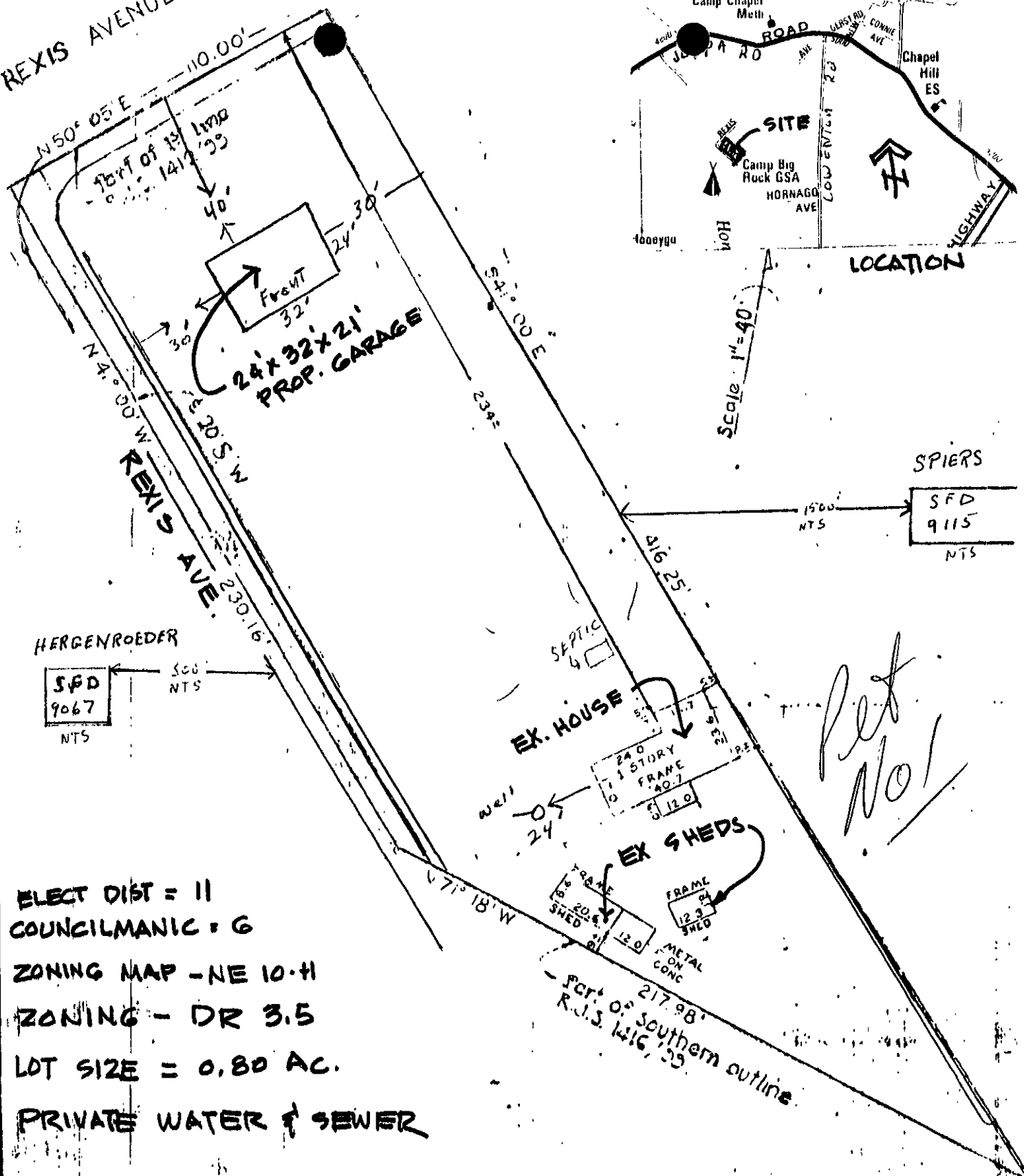
SHEET

96-143-A

N.E.

nty Comm.

REXIS AVENUE



ELECT DIST = 11
COUNCILMANIC = G
ZONING MAP - NE 10-H
ZONING - DR 3.5
LOT SIZE = 0.80 AC.
PRIVATE WATER & SEWER

This is to certify that I have surveyed the property known as 9065 REXIS AVENUE

in the ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

for the purpose of locating the improvements thereon, and the improvements are located as shown

Signed this 23rd day of MAY 1972

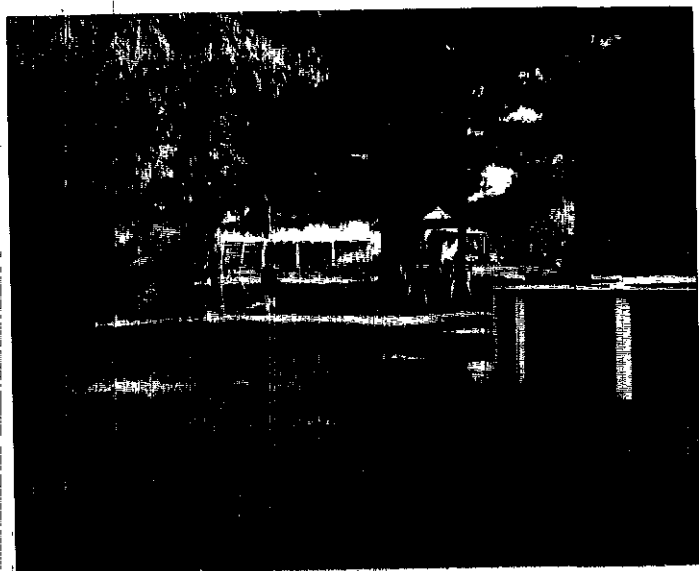
PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS
1023 NORTH CALVERT ST.
BALTIMORE, MARYLAND 21202

PROPERTY NO. 11-14-065425 HT 21'

BR 16

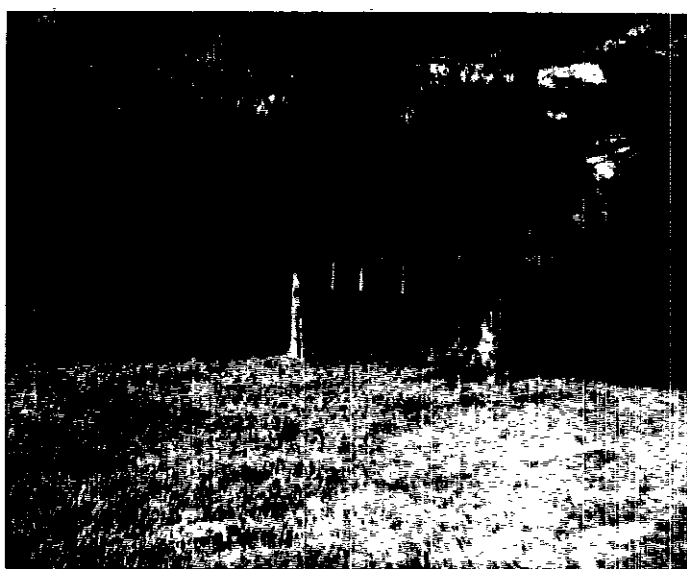
96-143-A

ITEM #145



FRONT

ITEM #145



REAR TO FRONT

ITEM #145



SIDE TO FRONT

ITEM #145



SIDE TO REAR

ITEM #145

ENCLOSURE

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Rexis Avenue, 1700 ft. SW of
C/I Cowenton Avenue
9065 Rexis Avenue
11th Election District
6th Councilmanic District
Lonnie S. Pass
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-143-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Lonnie S. Pass for that property known as 9065 Rexis Avenue in the White Marsh section of Baltimore County. The Petitioner herein seeks a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a garage in the front yard in lieu of the rear yard with a height of 21 ft. in lieu of the required 15 ft., all as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of November, 1995 that the Petition for a Zoning Variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a garage in the front yard in lieu of the rear yard with a height of 21 ft. in lieu of the required 15 ft., in a D.R.3.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 6, 1995

Ms. Lonnie S. Pass
9065 Rexis Avenue
Baltimore, Maryland 21128

RE: Petition for Administrative Variance
Case No. 96-143-A
Property: 9065 Rexis Avenue

Dear Ms. Pass:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 9065 Rexis Ave.

96-143-A which is presently zoned DR 3.5 H

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 & 400.3, BCZR

To allow a garage in the front yard in lieu of the rear yard with a height of 21 feet in lieu of the required 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Do to the location of the residence, the well, and the septic system to the rear of the lot, there is on room for the garage.

The house has no basement, I would like to use the upper floor of the garage for storage and a work bench.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

Lonnie S. Pass

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City

State

Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, Inc., that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY: R.T. DATE: 10-3-95
ESTIMATED POSTING DATE: 10-22-95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 145

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9065 Rexis Ave

Baltimore, MD. 21128

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

Do to the location of the residence, the well and the septic system there is no room for the garage at the rear of the house.

The house has no basement, I would like to use the upper floor of the garage for storage and a work bench.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 30 day of September, 1995, before me, a Notary Public of the State of Maryland, to and for the County aforesaid, personally appeared

Lonnie Eugene Pass

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of said Affiant's knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9-30-95

MY COMMISSION EXPIRES MARCH 10, 1997

ZONING DESCRIPTION FOR: 96-143-A

9065 REXIS AVENUE

PERRY HALL, MD. 21128

Beginning at a point on the southeast side of Rexis Avenue which is 20 ft. wide at a distance of 1700 feet southwest of the centerline of Cowenton Avenue which is 30 ft. wide.

As recorded in Deed, Liber 9067, Folio 25; S 41 deg. 00 min. E, 416.25 ft;

N 71 deg. 18 min. W, 217.98 ft; N 41 deg. 00 min. W, 230.16 ft; N 50 deg. 05 min. E,

110.00 ft, bordering said Right of Way of Rexis Avenue to the place of beginning, containing .80

Acres. Also known as 9065 Rexis Avenue and located in the 11th Election District, 6th

Councilmanic District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 10/19/95

Posted for: Variance

Petitioner: Lonnie S. Pass

Location of property: 9065 Rexis Ave

Location of Sign: Perry Hall, Md. 21128

Remarks:

Posted by: [Signature]

Number of Signs: 1

ITEM # 145 R.T.
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 10-3-95 ACCOUNT: R-001-6150
96-143-A AMOUNT: \$ 85.00
RECEIVED FROM: 010 - VARIANCE - \$ 50.00
080 - FEE - \$ 35.00
TOTAL: \$ 85.00
FOR: ADMIN. VAR.
9065 REXIS
03433402071046C
BALCOFY:58AM10-03-95 \$85.00
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 145

Petitioner: Lonnie S. Pass

Location: 9065 Rexis Ave. Baltimore, MD. 21128

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Lonnie S. Pass

ADDRESS: 9065 Rexis Ave. Baltimore, MD. 21128

PHONE NUMBER: 256-5438

AJ:ggg

(Revised 04/09/93)

ITEM # 145



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 12, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-143-A (Item 145)
5065 Rexis Avenue
5/5 Rexis Avenue, 1700' SW of c/j Cowenton Avenue
11th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before October 15, 1995. The closing date (October 30, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Lonnie S. Pass



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1995

Mr. Lonnie S. Pass
3065 Rexis Avenue
Baltimore, MD 21128

RE: Item No.: 145
Case No.: 96-143-A
Petitioner: L. S. Pass

Dear Mr. Pass:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Oct. 20, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for October 23, 1995
Item 145

The Development Plans Review Division has reviewed the subject zoning item. Rexis Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way.

RWB:aw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 12, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 145, 148 and 150

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: Cheryl L. Kono

PK/JL

ITEM145/PZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 145 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/18/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

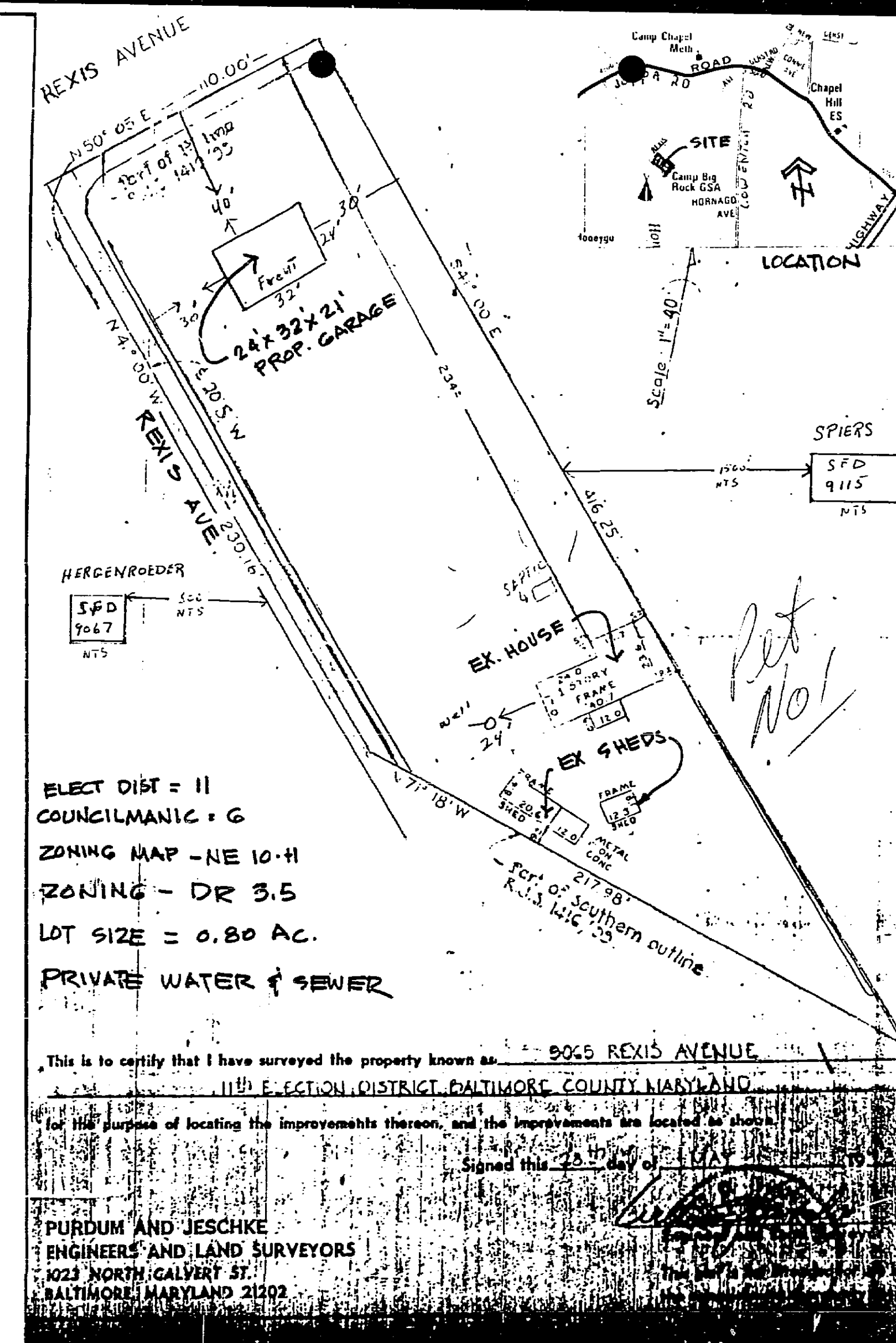
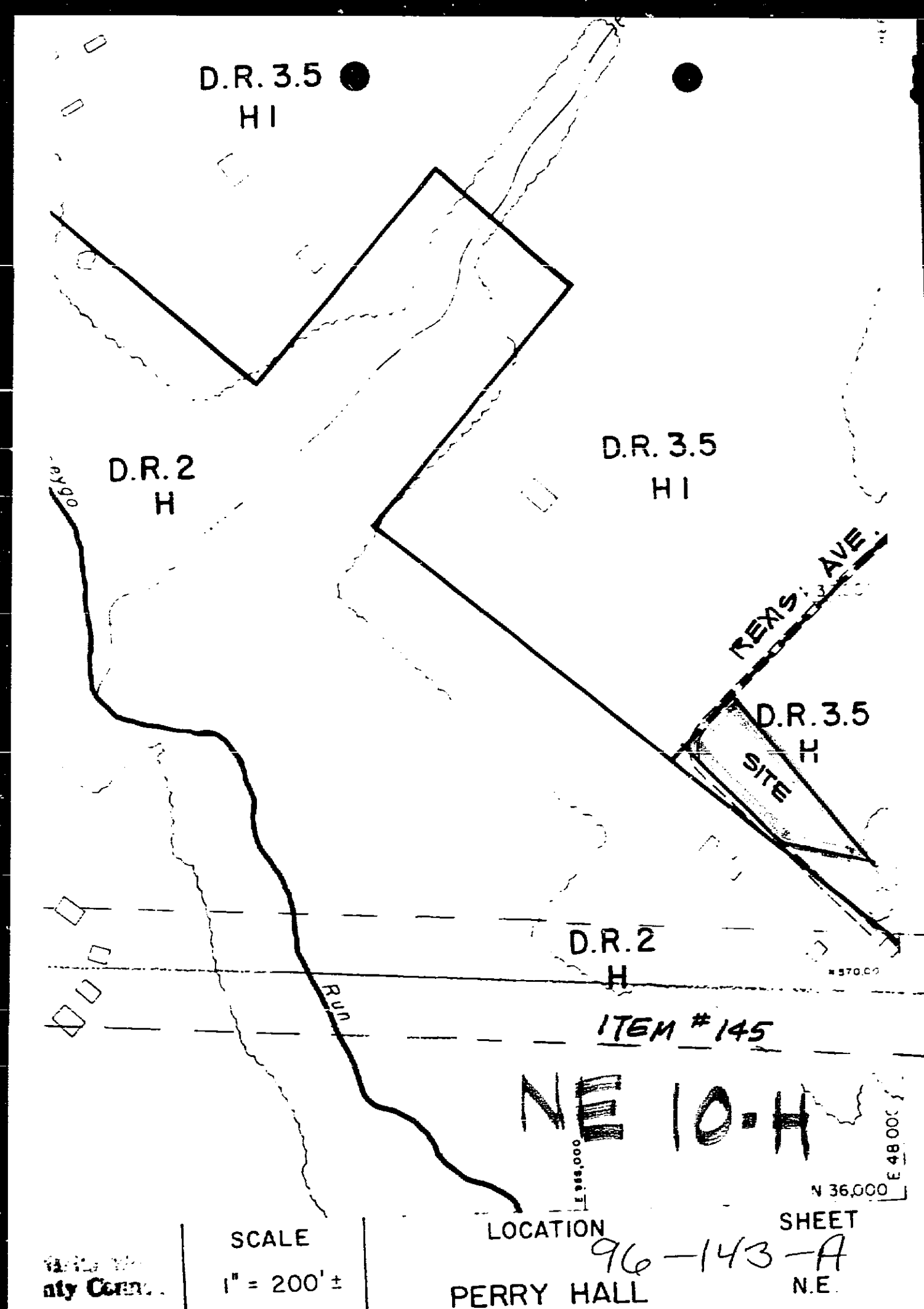
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

P. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 145, 147, 148, 149, 150 and 151.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper



This is to certify that I have surveyed the property known as 5065 REXIS AVENUE, 11th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, for the purpose of locating the improvements thereon, and the improvements are located as shown on this map.

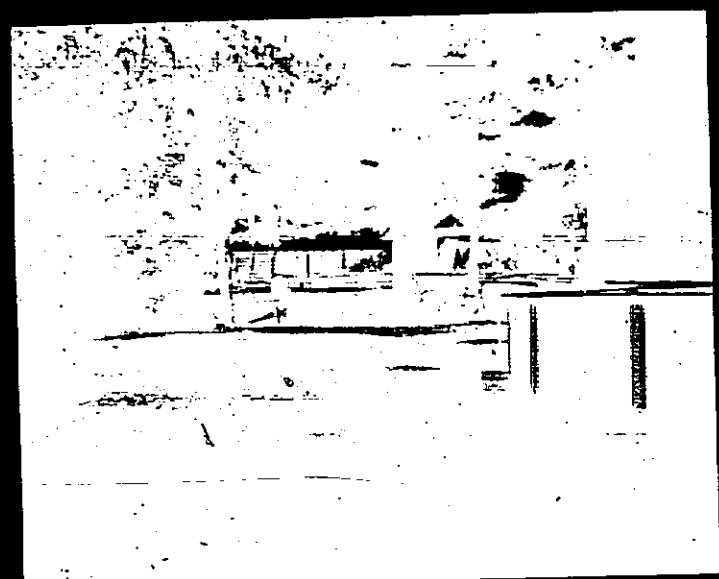
PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS
1023 NORTH CALVERT ST.
BALTIMORE, MARYLAND 21202

PROPOSED NO. 11-14-065425 HT 21' BR 16

96-143-A

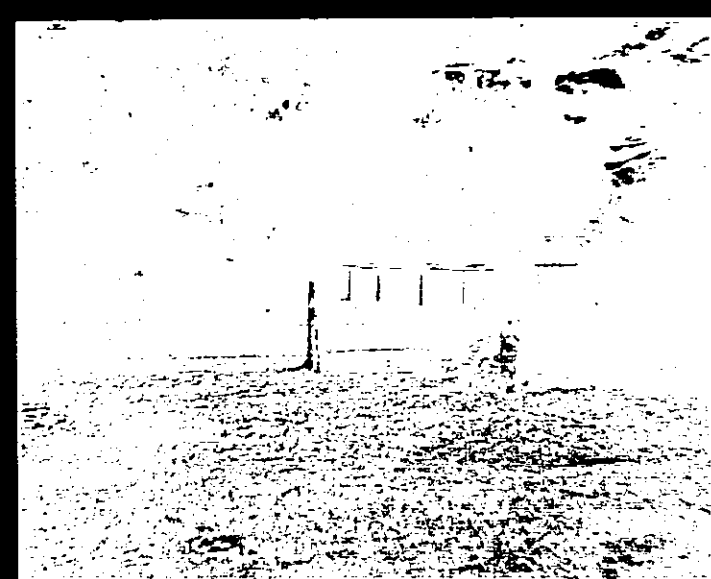
ITEM #145

96-143-A



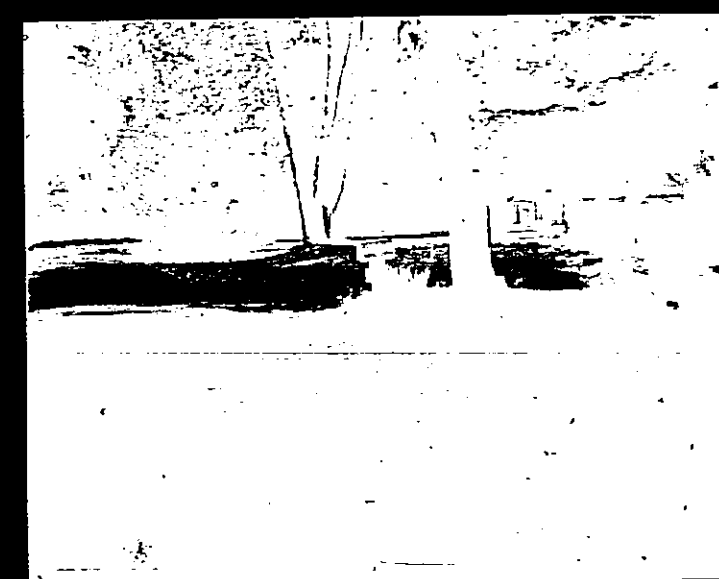
FRONT

ITEM #145



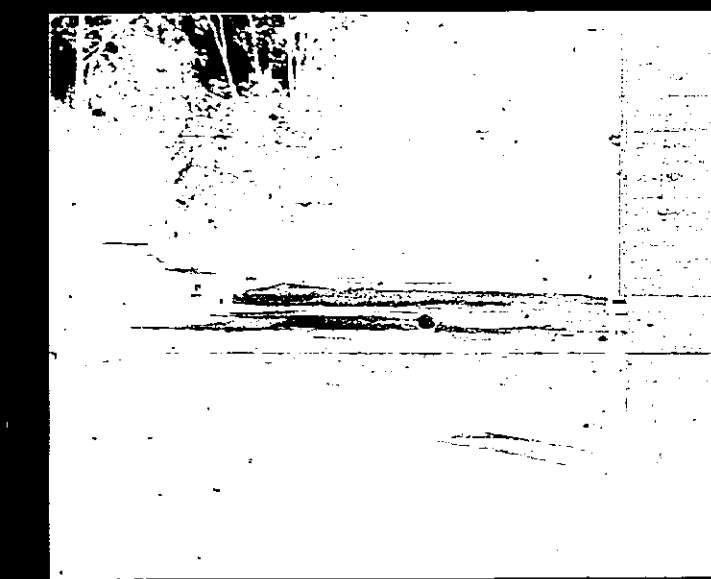
REAR TO FRONT

ITEM #145



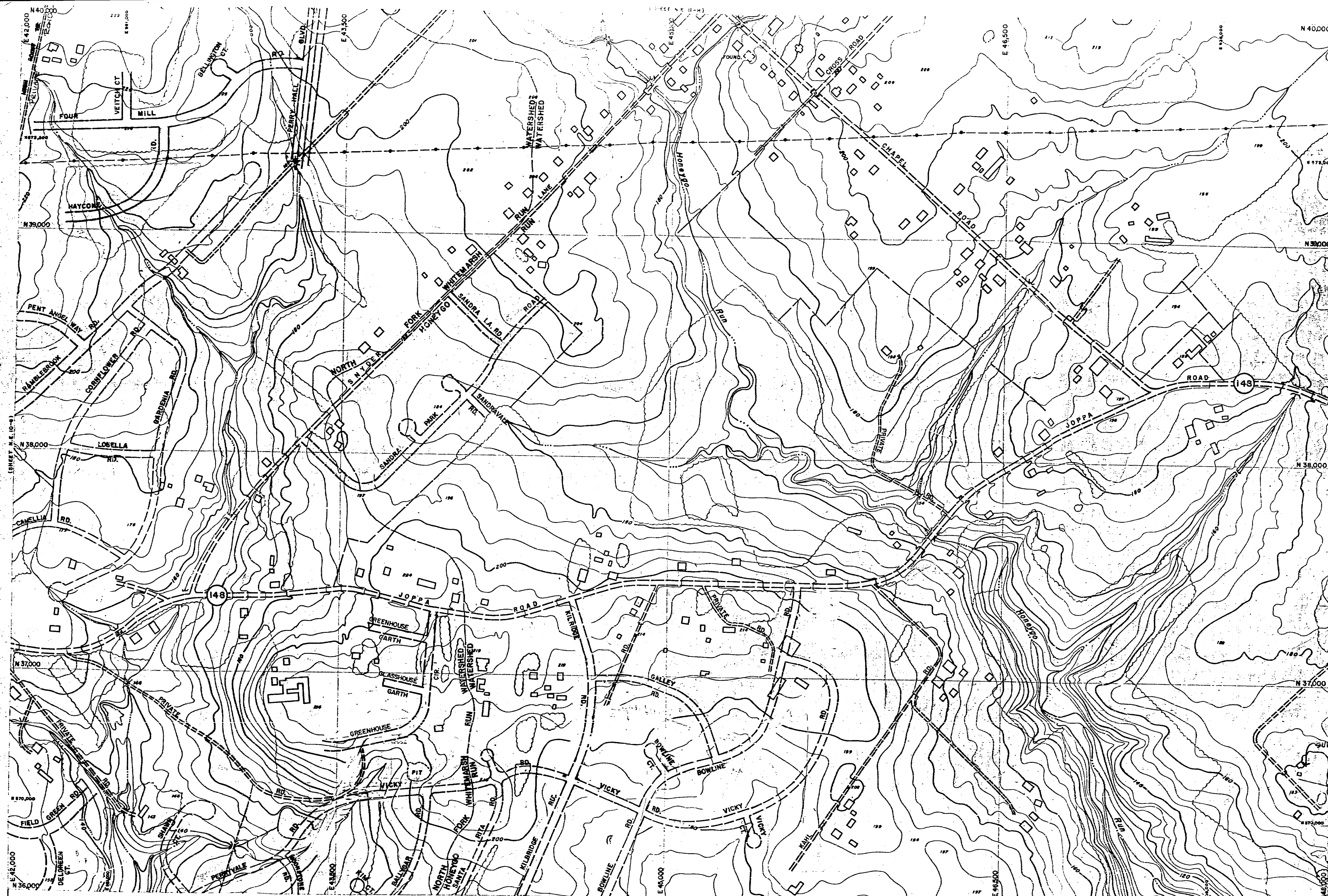
SIDE TO FRONT

ITEM #145



SIDE TO REAR

ITEM #145



M - NW M - NE
Q - SW Q - SE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE
BY	DATE	1" = 200'
1	10/1/64	DATE OF PHOTOGRAPHY APRIL 1953

LOCATION
PERRY HALL
VICINITY

SHEET
N.E.
10-H
ITEM 143

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION, PHILADELPHIA, PA.

96-143-A



96-143-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL VICINITY	N.E. 10-H
DATE OF PHOTOGRAPHY JANUARY 1986	ITEM # 145	